AGENDA ITEM 11

DATE 12-11-08

Tempe

Minutes
Apache Boulevard Project Area Committee
October 13, 2008

Minutes of the Apache Boulevard Project Area Committee meeting held on September 8, 2008, from 4:00 – 5:30 p.m., at the City of Tempe Escalante Community Center.

Members Present:
Phil Amorosi
Charles Buss
Pete DeMott
Martin Godusi
Don Hoots
David Johnson
Pen Johnson
Irving/Esther Kozinets
Carol McDaniels
Kevin Olsen
Gretchen Reinhardt
Bob Stafford

Members Absent:
Ed Andrews
Jim Brewer
Ray Devine
Jeff Hansen
Chris McKee
Brian Martin
John Toliver

City Staff:
Heidi Graham – Community Development
Mike Anaya – Community Development

Other Staff:

Guests Present (Presentation):
Dawn Coomer – LRT
Dharmesh Ahir
Tim Sprague – Habitat Metro, LLC
Feliciano Vera – Habitat Metro, LLC

Other Guests:

Meeting convened at 4:06 P.M.
Phil Amorosi called the meeting to order.

Agenda Item 1 - Consideration of Meeting Minutes

September 8, 2008 Meeting Minutes – Approved

Agenda Item 2 – Announcements/Questions

Phil Amorosi

- Final draft report – request for changes?
- Photo collage progress – completed.
    - To be presented in Dec, then to council in Jan.
- Tip Top Motel 2051 Apache – Gary Bartlett
    - To assist 200 single men who were formerly incarcerated
    - Mesa Tribune story – no permits issued?
    - 1999 – Use permit was applied for.
    - Development Services is looking into the use of the site since 1999.
- Story regarding valley wide meth bust w/70 arrests: Tempe PD was asked if the Apache Blvd area was targeted – there were busts at one house in Jen Tilly neighborhood, one stop on Apache and Rural, one bust on McArthur in Victory Acres, one bust at Rural and Rio Salado in a parking lot, one on Don Carlos, and one at a motel on Apache. 12 vehicles, and half a million dollars were seized. There was some collaboration with the DEA.
- King Tut Café is now out of business.
- Esquer Park opening at 10/18/08 at 1 PM

Heidi Graham

- Last meeting Phil asked is the City would fund something for the Dec. Meeting. New school for the arts will be used for the meeting location and food will be provided.

Dawn Coomer

- LRT Public Meetings scheduled for Monday, Dec. 9th 6-8 Desert Breeze Park in Chandler and on Wednesday, Dec. 10th at the Tempe Library.

Q&A/Comments – **What is the progress on the Apache ASL Trails Project?** – *It is moving forward. There have been some funding issues. Ownership has changed.* **Are they still looking to acquire additional property?** – *It is still up in the air, but they are interested.*

Agenda Item 3 – Angel Carbajal and Charles Cobbs – Tempe Police Department

- Second outreach person added – Katie McDevitt.
- Charles Cobbs was not available.
- Community meeting took place on 9/22 regarding issues with the area.
    - Homeless turnout at the meeting.
    - Meeting touched on behaviors not homelessness.
- Action plans are in place.
- Mounted patrols now take place at Escalante and Esquer Parks.
- Crime overall is down 10%. Lowest rate in 22 years.
- Beat 15 down 22%, Beat 16 up 29% (mostly shoplifts – Marketplace)

Q&A/Comments – **Is it possible to ask Marketplace to increase the security?** – *Absolutely, they are open communication. We work with local merchants to keep it from happening in the first place.*

Agenda Item 4 – Development Update – Tim Sprague, Habitat Metro, LLC
The Dorsey Station – 1389 and 1395 E. Apache Boulevard

Tim Sprague

- Working on the site as it comes onto Apache.
    - Homeowners were misinformed, thinking they owned the alley – the City does still own it.
    - Homeowners have encroached into that alley and incorporated the alley into their backyards.
    - 30,000 sq ft. for land owned by the City and the FTA at Cedar St.
    - The property is owned, free and clear.
    - Market Rate Housing.
    - Paragon Mortgage is backing the funding.
    - Rents – $1.50/sq ft.
    - 357 parking spaces.

Feliciano Vera

- Working on the site as it comes onto Apache.
    - 120 Units.
    - Was condominium project, now entertaining a rental product NOT targeting a student market.
    - Section 220, HUD funded.
    - Created a broad shaded arcade with pedestrian and bicycle egress.
    - 12,000 sq ft of retail space on the front.
    - Small neighborhood grocer.
    - 3 story parking garage.
    - Elevated restaurant concept.
    - 135 room hotel (Holiday Inn Express)
    - Nothing filed with the City as of yet.
    - Design review to start in Dec.

- Breaking ground Mid Summer.
- Pursuing LEED certification standard.
- Potential to convert to condominium at a later date.

Q&A/Comments – **Any ideas on who will move into the retail portion?** – *We have not gone out to market it yet.* **Is there a pool/restaurant?** – *Restaurant (breakfast only for the guests. There is a pool.*

The Committee's next meeting will be Monday, November 10th, 2008 at the Escalante Community Center – Brio/Bravo Rooms.
The following meeting is scheduled for Monday, December 8th, 2008 at the New School for the Arts
Meeting Adjourned at 5:00 p.m.

Prepared by Mike Anaya

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Authorized Signature
Heidi Graham, Senior Planner